

Holliston Planning Board Meeting Minutes of February 20, 2014

In Attendance: Chairman Geoffrey Zeamer, Warren Chamberlain, David Thorn, Parashar Patel, and Taro Matsuno. Ms. Finn was absent. Also present was Rich Westcott, PE of Westcott Site Services.

Call to Order: Mr. Zeamer called the regular meeting to order at 7:30 p.m. in the Selectmen's Meeting Room (#105) of the Town Hall, 703 Washington Street.

General Business:

1. Approval of Minutes of February 6, 2014 – On a motion by Mr. Thorn, seconded by Mr. Matsuno, the Board voted to approve the minutes of February 6, 2014 as drafted. Mr. Patel abstained.
2. Hill View Estates – Ms. Sherman noted receipt of an approved Definitive Subdivision from the Town of Medway which includes a proposed roadway connection to Hill Street in Holliston (1,369 s.f.). She inquired about conducting a Definitive Subdivision Public Hearing with limited scope, utilizing the peer review completed by Tetra Tech and PGC Associates on behalf of the Medway Planning Board as a base for the filing. Members were receptive to the concept.
3. Blue Wave Solar – Joyce Hastings asked the members to consider a field change for the project replacing reinforced concrete (RCP) with structural plastic pipe (ADS N-12 plastic) for the 24-inch outlet from the detention basin outlet control structures. Eric Dickinson, GLM Project Engineer had previously sent the request to Westcott Site Services for comment. Rich Westcott stated that he has no issue with the proposed change. On a motion by Mr. Chamberlain, seconded by Mr. Thorn, the Board voted unanimously to approve the field change as requested.
4. Zoning Board of Appeals Recommendation for Solest Solar – The members voted to send a recommendation to the Zoning Board of Appeals requesting a separation of 8 – 10 feet from the edge of panels to perimeter fencing for vehicle access around both proposed arrays, regardless of the 50-foot setback noted in Section IV-B footnotes.

Special Permit and Site Plan Review Public Hearing

Solest Energy Development Two, LLC -- Off Washington Street and Hopping Brook Road

The Chairman opened the public hearing at 8:00 p.m. and waived the reading of the hearing notice. Present for the applicant were James Dumas of Solest Energy Development Two, LLC along with Brian McCann of Lot 11 Rocky Road RT, Atty. Peter Barbieri of Fletcher Tilton, and Joyce Hastings, PLS of GLM Engineering Consultants, Inc. Atty. Barbieri gave an overview of the project including the site, ownership, scope of the two Special Permit requests (common driveway and large-scale power generation system), zoning relief needed from the Board of Appeals (access and panel setbacks), and need to file a Notice of Intent with the Conservation Commission for the proposed driveway and drainage modifications. He added that the Applicant is in negotiations with the Town of Holliston for a Power Purchase Agreement for the 1.7 Megawatts.

Ms. Hastings reviewed the plan set dated September 16, 2013 with revisions through January 29, 2014 and provided details of the proposal, noting that the development of two photovoltaic (PV) arrays of 278 panels will occupy approximately 10 acres of presently forested land. She noted the

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limits of clearing and the proposed grading to reshape the existing slope to maximize panel placement, noting the proposed drainage mitigation in three detention basins. She noted the location of proposed perimeter fencing as well as the interior locations of four (4) 500 Kilowatt inverters. Mr. Dumas noted that the power would be transferred to the NSTAR grid at the existing lines directly abutting the project. She discussed the proposed perimeter screening along the Upper Charles Trail in areas where the site will be visible from the trail, especially in the area of detention basin #3 and the smaller PV array on the eastern side of the site.

The proposed 25-space gravel parking area on Conservation Commission land and connecting 50 gravel trail were discussed in a general way. Atty. Barbieri noted that an easement will be granted to the Town should the Conservation Commission approve the proposal. Matt Varell of the Holliston Trails Committee was present to discuss the proposal and to express some concerns. He noted that the Trail Committee would be looking for an 80 connecting trail constructed of similar materials to improved sections of the trail, recycled asphalt and stone dust. He requested that the applicant consider providing signage for the parking area and noted that the Committee's goal is to provide a series of parking lots along the length of the trail. Members expressed support for the parking lot and trail connection.

Gerry Richards of the Wayne J. Griffin Trust (Griffin Electric at 116 Hopping Brook Road) asked for a clarification of the "Post-Construction View A from Rail Trail" and the limit of clearing and grading. Mr. Richards noted a preference for screening the fence with vegetation. He added that trespass off the trail and in the unbuilt portion of the industrial park has been an issue for Griffin Electric for many years and they look forward to development of the trail as more of a resource for their employees.

In summary, requests were made for additional details on the proposed screening, a detail of the proposed planting mix for the areas under the panels, a mowing plan for the panel and basin areas, a proposal for snow management, and details on the proposed panels, racking systems and inverters. Additionally, Ms. Hastings and Atty. Barbieri will review the comments/requests received from Town departments.

Mr. Patel made a motion to continue the public hearing until March 27, 2014 at 8:00 p.m. Mr. Chamberlain seconded with all in favor.

Special Permit Common Driveway Public Hearing 126 Residential ANR Realty, LLC - 0 Concord Street

The Chairman opened the public hearing at 8:55 p.m. and waived the reading of the hearing notice given that only the applicant's representatives were present. Present for the Applicant, 126 Residential ANR Realty, LLC, were Peter Lavoie of Guerriere and Halnon, Inc. and Don Seaberg of Benchmark Engineering. Mr. Lavoie provided an overview of the 120 +/- common driveway proposal for 2 lots opposite Old Cart Path on Concord Street. He noted that the proposal is actively before the Conservation Commission as an amended Notice of Intent. He noted that the driveway has a guardrail and riprap slope to the wetland below and the 50 of the driveway will contribute runoff to Concord Street. The driveway placement has been reviewed with MassHighway (MADOT) staff but no access permit has been granted. Access and utility easements are proposed.

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Members asked about alternative lot line and drive locations, ultimate development of the entire site (i.e. Indian Trails Definitive Subdivision) and expressed concern about the poor condition of Concord Street in the immediate area. A request was made for the curb cut drawing that will be provided to MADOT. Comments from the Conservation Agent (dated 2/13/14) and Westcott Site Services (dated 2/12/14) were noted. No one was present in the audience for questions or comments.

Mr. Lavoie made a request to continue the public hearing until resolution of the zoning interpretation of the definition of frontage (Section I-E) made by the Inspector of Buildings which would require relief from the Zoning Board of Appeals. Mr. Patel made a motion to continue the public hearing until 8:15 p.m. on March 13th. Mr. Chamberlain seconded with all in favor.

Adjournment - The meeting was adjourned at 9:50 p.m. on a motion made and duly seconded. The next meetings were scheduled for March 13 and 27, 2014.

Respectfully submitted,

Karen L. Sherman, Town Planner